

RIVELLA PROPERTY OWNERS' ASSOCIATION, INC.

2026 APPROVED BUDGET

Acct Codes	Description	2025 Approved Budget	2026 Approved Budget (based on 209.5 units)	2026 Assesment/ Per Unit / Per Quarter Breakdown
Income				
5010	Members Assessments	\$ 586,277.88	\$ 580,731.69	
5011	IRAV Shared Expenses	\$ 163,750.57	\$ 164,878.09	
	Total Revenues	\$ 750,028.45	\$ 745,609.78	
Administrative Expenses				
6010	Property Management	\$ 24,744.00	\$ 30,744.00	\$ 36.69
6020	Legal Fees	\$ 27,500.00	\$ 20,000.00	\$ 23.87
6045	Admin. Expenses/Printing & Postage	\$ 3,500.00	\$ 3,500.00	\$ 4.18
6055	Accounting Fees/Audit & Tax Return	\$ 10,000.00	\$ 10,000.00	\$ 11.93
6060	Licenses/Permits/Fees	\$ 561.25	\$ 61.25	\$ 0.07
6063	Website	\$ 561.60	\$ 620.00	\$ 0.74
6065	Insurance	\$ 4,500.00	\$ 12,718.87	\$ 15.18
	Total Admin Exp	\$ 71,366.85	\$ 77,644.12	\$ 92.65
Operational Expenses				
6110	Landscape Maintenance - Common	\$ 65,021.52	\$ 66,972.12	\$ 79.92
6115	Landscape Replacement	\$ 7,500.00	\$ 7,290.00	\$ 8.70
6120	Landscape Fertilization/Pest Control	\$ 18,172.08	\$ 18,172.08	\$ 21.69
6126	Tree Trimming	\$ 30,000.00	\$ 30,000.00	\$ 35.80
6127	Mulch	\$ 15,000.00	\$ 15,000.00	\$ 17.90
6135	Lake Maintenance	\$ 8,136.00	\$ 8,136.00	\$ 9.71
6140	Preserve Conservation Maintenance	\$ 48,908.00	\$ 48,908.00	\$ 58.36
6145	Well Maintenance	\$ 12,000.00	\$ 12,000.00	\$ 14.32
6165	Pressure Cleaning	\$ -	\$ 7,000.00	\$ 8.35
6170	Misc. General Maintenance & Repairs	\$ 5,000.00	\$ 6,500.00	\$ 7.76
6185	Community Events	\$ -	\$ 5,000.00	\$ 5.97
6195	Storm Clean-up	\$ 5,000.00	\$ 10,000.00	\$ 11.93
	Total Maintenance	\$ 214,737.60	\$ 234,978.20	\$ 280.40
Utilities				
6215	Electric Usage	\$ 100,033.84	\$ 66,591.70	\$ 79.47
	Total Utilities	\$ 100,033.84	\$ 66,591.70	\$ 79.47
Shared Common Property & Amenities - Ravello POA				
6310	Landscape Maintenance	\$ 32,037.24	\$ 32,998.32	\$ 39.38
6311	Fertilization & Pest Control	\$ 7,184.28	\$ 9,393.80	\$ 11.21
6312	Irrigation Maintenance & Repairs	\$ 6,500.00	\$ 6,500.00	\$ 7.76
6316	Tree Trimming	\$ 16,000.00	\$ 16,000.00	\$ 19.09
6317	Mulch	\$ 10,000.00	\$ 10,500.00	\$ 12.53
6320	Main Entry Gate Maintenance & Repairs	\$ 4,000.00	\$ 4,230.00	\$ 5.05
6321	Gate House Maintenance	\$ 250.00	\$ 250.00	\$ 0.30
6325	Electric - FPL Lighting Contract	\$ 13,430.64	\$ 13,430.64	\$ 16.03
6330	Electric Usage	\$ 39,822.16	\$ 35,000.00	\$ 41.77
6335	Preserve Conservation Maintenance	\$ 2,600.00	\$ 2,600.00	\$ 3.10
6340	Lake & Fountain Maintenance/Repairs	\$ 2,000.00	\$ 2,000.00	\$ 2.39
6345	Main Gate Phone & Internet	\$ 2,880.00	\$ 2,880.00	\$ 3.44
6350	Water & Sewer	\$ 7,000.00	\$ 5,500.00	\$ 6.56
6359	Clubhouse TV & Internet + Fob System	\$ 3,780.00	\$ 6,000.00	\$ 7.16
6360	Clubhouse Janitorial Services & Supplies	\$ 5,780.00	\$ 5,780.00	\$ 6.90

6361	Clubhouse Maintenance & Repairs	\$ 6,000.00	\$ 4,500.00	\$ 5.37
6362	Pool Maintenance & Repairs	\$ 12,895.00	\$ 12,895.00	\$ 15.39
6363	Fitness Maintenance & Repairs	\$ 1,540.00	\$ 1,540.00	\$ 1.84
6370	Tennis Courts Maintenance & Repairs	\$ 15,200.00	\$ 16,000.00	\$ 19.09
6375	Other Maintenance & Pressure Cleaning	\$ 13,920.00	\$ 17,073.00	\$ 20.37
6376	Landscape Lighting Maintenance	\$ 3,000.00	\$ 3,000.00	\$ 3.58
6380	Capital Allowance	\$ 111,125.00	\$ 111,125.00	\$ 132.61
6395	Bookkeeping Services	\$ 6,945.84	\$ 7,200.00	\$ 8.59
6396	Insurance	\$ 40,000.00	\$ 40,000.00	\$ 47.73
	Total Shared Common Property & Amenities	\$ 363,890.16	\$ 366,395.76	
	RAV Portion of Shared Common Amenities Property & Amenities	\$ 200,139.59	\$ 201,517.67	\$ 240.47
	Reserves			
6410	General Reserve Funding	\$ -	\$ -	\$ -
	Total Reserves	\$ -	\$ -	\$ -
	Total Common Expenses	\$ 586,277.88	\$ 580,731.69	\$ 693.00
	Quarterly Common Expense	\$ 693.00	\$ 693.00	